



## **THE GATES AT BOULDERCREST UOA**

### **2025 December 16th ANNUAL MEETING MINUTES**

#### **I. MEETING DETAILS**

- Date: 12-16-2025
- Time: 7:00 PM
- Location: Zoom

#### **II. ATTENDEES**

- President: Morieka Johnson
- Treasurer: Darrell Hampton
- Secretary: Ryan Lebo
- AMG Property Manager: Kirk Aspegren
- Guest Speaker from Dreher Insurance: Judy Dreher
- Guest Speaker: Tory Tucker
- Attendees: 65 (eligible = 57, ineligible = 8)

#### **III. ABSENCES**

- None

#### **IV. CALL TO ORDER**

- The President, Morieka Johnson, called the meeting to order, presented the agenda, introduced the Board, and our guest speakers: Judy Dreher and Tory Tucker.
- Quorum Required: 47 (167 total – 28 delinquent = 139 / 3 = 47 required)

#### **V. APPROVAL OF THE MINUTES FROM PRIOR MEETING**

- No approval of minutes from prior meeting given

#### **VI. FINANCIAL REPORT**

- The Treasurer reviewed the 2025 finances.
  - \$461k in cash
  - Went through the budgeted expenses and actuals.
  - Reviewed the primary income, \$75k in recovered income, \$50k invested in CD
- The delinquency rate is down to 17%, with 28 units at a total balance of \$68,247.11 outstanding.
- The Treasurer reviewed the 2026 budget.



- \$503,437 budgeted, and dues will remain at \$247/month.
- Management fees are \$25,452, down from \$26,700 in 2025
- Insurance fees are \$124,000 down from \$187,000 in 2025
- Attorney fees are projected at \$7,500, down from \$15,000 in 2025
- Legal reimbursement fees are projected at \$9,000, up from \$0.00 in 2025
- Subscriptions are now segregated at \$8,172/yr.
- Sod is being added at \$32,000/yr.
- Pressure washing is being added at \$9,000/yr.
- 2026 planned Reserve Projects:
  - New Entrance Monument
  - Drainage Repairs
  - Upgrade entrance gate from FOBs to new RFID tags
  - Updated Reserve Study
  - Cameras at the gazebo and dog park
  - New gazebo furniture (tables, benches, trash cans)

## VII. GUEST SPEAKERS AND PROJECT REVIEW

- Judy Dreher presented insurance information for the community
  - Discussed past wind & hail claim vs. the GAB UOA Master Policy
    - Maintenance is NOT insurance
    - Master policy covers
      - Sudden and Accidental perils
      - Builder grade costs only
  - **Personal policy for units should be type H06**, to dovetail the master policy
    - Deductible coverage of \$25,000 for dwelling
    - Improvements and betterments
    - Wind & hail deductible of 2% per building costs
    - Personal content coverage (must document your items)
    - Water & Sewer backup coverage
    - Loss of Use coverage
    - Liability coverage
    - Ordinance & Law coverage
    - Loss Assessment coverage
    - Consider additional coverage whether others reside in the unit with you
  - Insurance specific questions can be sent to: [judy@dreherinsurance.org](mailto:judy@dreherinsurance.org)
- Tory Tucker presented real estate tips and discussed importance of maintaining your unit(s)
  - Summary of comparables: \$295k to \$305k sales range for 7 unit sales in 2025
  - 2 pending sales remain
  - Buyers will look at and take note of maintenance issues, parking availability, community finances, and overall property appearance



- Shoot for best property value possible when selling units
  - Risk assessment matters – you must keep up the maintenance on your unit.
  - Painting should be completed every 7 years. There are still several units that have never painted since the community was built which is affecting the overall property appearance of the neighborhood.
- Ryan Lebo presented a review of the current projects completed in 2025:
  - Hard pruning / rejuvenation of all the shrubs around the community
  - Dog park relocation from dark area near the bottom of the park to a sunnier open area more centrally located for easier access
  - Gazebo refresh of new paint
  - Relocation of the grills to a minimum of 10-15 feet away from the gazebo, as mandated by our master insurance policy.
  - Juniper removals from around units
  - New call box system for the gate access
  - New camera system for the front entrance
  - Addition / replacement of multiple retaining walls including the front entrance and several units.
  - Gutter cleaning for all units
  - Shutter and Flood Light repairs for those that requested to be added to the list.
  - Replaced multiple mailboxes and began replacement of brass number placards with new reflective vinyl for increased visibility after dark.

## **VIII. PRESIDENT'S ADDRESS**

- Morieka stressed the importance of coming together as a community.
- Stated that the Board must act in the best interest of all 167 units, and takes a considerable time commitment to serve on the board.
- Provided a reminder that election ballots are due 1/5/2026 @ 5 pm. And should be sent to [info@accessmgt.com](mailto:info@accessmgt.com)
- Opened the floor for nominations to run for the 2026 Board of Directors. Allotted 2 minutes for each candidate to speak.



## IX. NOMINATIONS

- Ryan Lebo is running for reelection (incumbent).
  - Is a 20-year resident of the community, and has served in multiple roles on the Board of Directors.
  - Works as an engineer, deals with contractors and has project management experience.
  - Enjoys landscaping and assisting the community to move forward with increasing property values by keeping up with maintenance projects and landscaping appearance around the community.
- Robin Sillers is also running for election.
  - Previously served on the Board of Directors.
  - Asked that we have empathy and compassion towards one another going forward.
- Matthew Akins self-nominated, and was seconded by Tiffany Kirk.
  - Previously served on the Board of Directors.
  - Asked that we respect one another and volunteer more to save the community money.
- Nikki West was nominated by Madison Page, and was seconded by Kevin Richardson.
  - Stated that we need to maintain our values.
  - Stated that we need to be more neighborly.
  - Asked for the Board to be more transparent.
  - Asked that the Board act in the community's best interests.
- Kevin Richardson self-nominated, and was seconded by Nicole West.
  - Previously served on the Board of Directors.
  - Asked that we have more empathy towards each other.
  - Asked that the Board be more transparent.
  - Stated he will investigate issues in question and provide answers to the community.

## X. ADJOURNMENT

- Meeting was adjourned at 8:23 pm